

C13
1

**PLANNING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2008-0349C(XT2) **PC COMMISSION DATE:** October 8, 2013

PROJECT NAME: Chestnut Plaza Phase III

ADDRESS OF SITE: 2921 E 17th St.

AREA: 2.66 acres

WATERSHED: Boggy Creek (Urban) **JURISDICTION:** Full Purpose

APPLICANT: Freehaven Development (Tom Patton)
P. O. Box 2146
Austin, TX 78768
(512) 633-4605

AGENT: Pape-Dawson Engineers, Inc. (James R. McCann, P.E.)
7800 Shoal Creek Blvd., Suite 220
Austin, Texas 78757
(512) 454-8711

EXISTING ZONING: TOD-NP-CO (MLK TOD)

PROPOSED DEVELOPMENT: A mixed-use development is proposed and partially completed. The applicant requests a three year extension to the site plan in order to complete all building permits.

SUMMARY STAFF RECOMMENDATION: Recommended by staff. The applicant is requesting a three-year extension to a previously extended site plan (from July 14, 2013 to July 14, 2016).

The applicant has included a letter explaining details of the work completed so far and the efforts made toward obtaining all site plans; this is included in this backup.

25-5-63(C) Extension of released site plan by the Land Use Commission: "the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*)."

25-5-62(C)(1)

(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

" (1) the director determines that:

(a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;

- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or
- (d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and"

C13/2

PLANNING COMMISSION ACTION:

CASE MANAGER: Donna Galati
Donna.Galati@austintexas.gov

Telephone: 974-2733

PREVIOUS APPROVALS:

The site plan was originally approved July 14, 2009, with an expiration date of July 14, 2012. On July 12, 2012, the applicant filed an application for an administratively approved 1-year extension, which was granted November 27, 2012. The administrative extension to a previously approved site plan extended the expiration date from July 14, 2012 to July 14, 2013. The current 3-year extension application was submitted June 17, 2013.

PROJECT INFORMATION: 2.66 acres

EXIST. ZONING: TOD-NP-CO

MAX. BLDG. COVERAGE : 95%

MAX. IMPERV. CVRG.: 95%

ALLOWED F.A.R.: 2:1

PROP. BLDG CVRG: 19.36%

PROP. IMP. CVRG.: 66.68%

PROPOSED F.A.R.: 0.42:1

COMPREHENSIVE WATERSHED ORDINANCE: Complies with current code (the site plan substantially complies with the requirements that apply to a new application for site plan approval.)

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The site is currently zoned TOD-NP-CO. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed. The infrastructure for the site plan has been completed. Building C and D are completed. The theater Action Project building is under final building permit review. The site plan substantially complies with current land use regulations.

ENVIRONMENTAL: There are no Critical Environmental Features on this site. All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: 17th St., then TOD-NP-CO (Vacant, shown as potential parkland on MLK TOD regulating plan)

South: TOD-NP (Multi-family)

East: Right-of-Way (Railroad tracks)

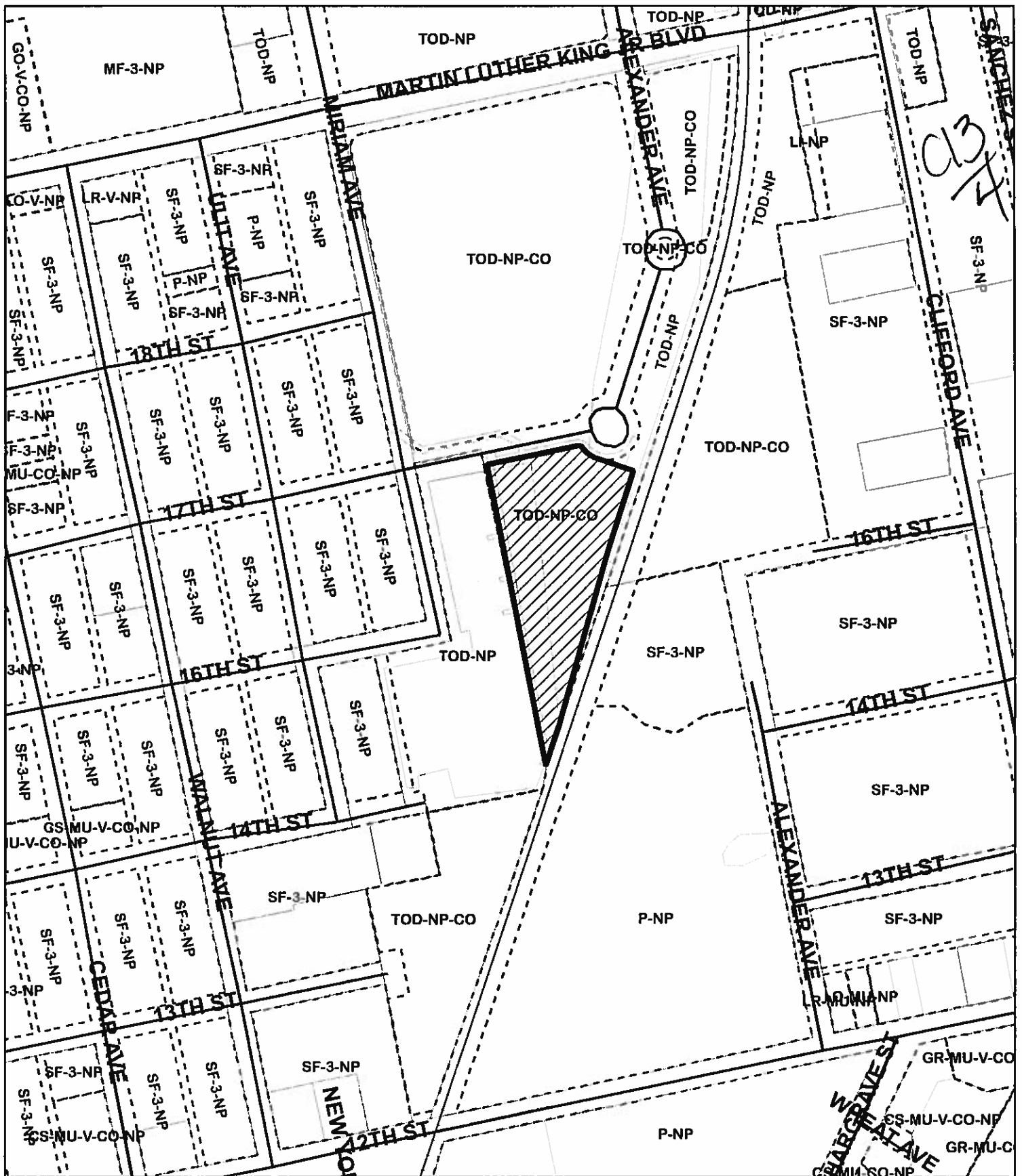
West: TOD-NP (Multi-family)

C13/3

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
E 17 th St.	65	31'	Local

NEIGHBORHOOD ORGANIZATION:

African American Cultural Heritage District
Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Bike Austin
Chestnut Addition Neighborhood Assn. (C.A.N.A.)
Chestnut Commons HOA
Chestnut Neighborhood Revitalization
Homeless Neighborhood Assn.
PODER
Preservation Austin
SELTEXAS
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.
United East Austin Coalition



SITE PLAN

CASE#: SP-2008-0349C(XT2)

ADDRESS: 2921 E 17th St.

CASE NAME: Chestnut Plaza Phase III

MANAGER: Donna Galati



SUBJECT TRACT



ZONING BOUNDARY

0 137.5 275 550 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OPERATOR: Donna Galati

June 12, 2013

City of Austin
Planning and Development Review Department
One Texas Center
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Chestnut Park Plaza Phase III – Site Plan Extension Request
COA Case No. SP-2008-0349C
PD Job No. 50738-00

To Whom It May Concern:

The owner of this property is requesting a site plan extension under City Code Section 25-5-63 for the above referenced property, as the previous one year administrative extension expires in July, 2013.

An extension is being requested for this Site Development Permit because:

- a. Site plan improvements have been constructed, and have been accepted by the City of Austin;
- b. The site plan improvements meet the intent of the MLK TOD Regulating Plan and the Commercial Design Standard, under alternative compliance;
- c. Building D is completed and occupied by the People Fund;
- d. Building C is completed and occupied by the Sustainable Foods Center;
- e. And, the Theater Action Project is under final building permit review.

Therefore re-reviewing this site plan will only unnecessarily burden staff and the owner.

The subject property is located on the south side of E. 17th Street approximately 150 feet east of its intersection with Miriam Avenue and is currently partially developed. The site is located within the City of Austin's Full Purpose City Limits, and is appropriately zoned CS-MU-CO-NP. The subject tract is located within the Boggy Creek Watershed, which is classified as an Urban Watershed and is not within the boundaries of the Edwards Aquifer Recharge Zone. The site is known as Lot 1A and Lot 1B, Resubdivision of Chestnut Station and Chestnut Station Section 2, recorded as document number 200900070. The site requires 110 parking spaces, and 111 spaces are provided. The maximum allowable impervious cover for the site is 80%, and only 66.68% is used for the site improvements.

C13/4

The subject tract is located within the Boggy Creek Watershed which is classified as Urban by the City of Austin and therefore construction on slopes, NSA, and impervious cover are not limited.

No portion of the FEMA 100-year floodplain exists on this site according to FEMA FIRM Panel No. 45453C0465 G, dated January 24, 2006.

The water quality and detention for this site is being handled by private regional ponds located on the adjacent site to the south. The ponds serve the needs of multiple lots including this lot, and were approved under Revision 1 to Chestnut Plaza Phase One [SP-06-0085C(R1)].

Thank you for your time in reviewing this request. Please contact me if you have any questions or need additional information.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration #470


James R. McCann, P.E.
Senior Project Manager

H:\507\38\00\950 CP Onsite\Document\Plan Processing\City\130612 Site Plan Extension Request.doc